



OFFICE OF: ADMINISTRATIVE SERVICES DEPARTMENT

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March 7, 2018

Municipal Securities Rulemaking Board
1900 Duke Street Suite 600
Alexandria, VA 22314

Fiscal Agent:

Christopher Davy
The Bank of New York Mellon Trust Company, N.A.
400 S. Hope Street, Ste. 400
Los Angeles, CA 90071

Dissemination Agent:

City of Corona
400 South Vicentia Avenue
Corona, CA 92882

Subject: Secondary Market Disclosure
City of Corona
\$7,350,000 Community Facilities District No. 89-1 (Foothill Ranch)
Special Tax Refunding Bond 2014 Series A

Attached is the Annual Report as required per Section 5.16 of the Fiscal Agent Agreement dated June 1, 2014 in connection with the issuance of the above referenced bond.

The Annual Report is comprised of the following information, as of June 30, 2017:

A. Audited financial statements – [Comprehensive Annual Financial Report](#)

B. Financial and operating data

a) Principal amount of bonds outstanding	\$ 3,825,000
(as of January 1, 2018)	
b) Balances in the Funds established under the Agreement:	
(as of January 1, 2018)	
Reserve Fund	\$ 1,012,927
Principal Fund	212
Interest Fund	12
Bond Fund	5,220
Special Tax Fund	75,615

- c) Tables 3, 5, 8 and 9 set forth in the 1999 Official Statement* - Attached
**Table 6 is for CFD 89-1 Improvement Area No. 1 Historical Special Tax Delinquencies*
- d) Changes to the Rates and Method of Apportionment of the Special Tax – none
- e) Status of foreclosure actions for delinquent Special Taxes – none
- f) Identification of delinquent property owner which represents more than 5% of amount levied – none
- g) Any additional information provided to CDIAC, not Original Purchaser – none

C. Significant Event – none

If you have questions related to this Annual Report of the City of Corona, please contact me.

Sincerely,

DocuSigned by:

A7EC209DC20D4C3...
Patricia Song
Finance Manager
Finance@CoronaCA.gov

Table 3
Fiscal Year 2017/2018 Special Tax Levy by Category

Community Facilities District No. 89-1, (Foothill Ranch)
City of Corona

<u>District Wide Levy</u>						<u>Improvement Area Levy</u>				<u>Total 2017/2018 Tax Levy</u>	
<u>Tax Classes 1 through 15 are based on dwelling units</u>											
Tax	Tax Rate Per DU			Total	Percentage of	Tax Rate Per DU		Total	Percentage of	Total 2017/2018 Tax Levied	
Class	DU	Max Tax	17/18 Tax	17/18 Tax Levied	17/18 Tax Levied	Max Tax	17/18 Tax	17/18 Tax Levied	17/18 Tax Levied	Total Tax	Percentage
1	102	\$895.00	\$504.52	\$51,461.04	3.82%	\$1,401.00	\$701.16	\$71,518.32	7.22%	\$122,979.36	5.26%
2	99	677.00	381.62	37,780.38	2.81%	1,162.00	581.54	57,572.46	5.81%	95,352.84	4.08%
3 *	24	1,444.00	814.00	8,954.00	0.67%	3,535.00	1,769.16	19,460.76	1.96%	28,414.76	1.22%
4	2	1,444.00	814.00	1,628.00	0.12%			0.00	0.00%	1,628.00	0.07%
5	90	1,023.00	576.68	51,901.20	3.86%	1,601.00	801.24	72,111.60	7.28%	124,012.80	5.31%
6	58	1,023.00	576.68	33,447.44	2.49%			0.00	0.00%	33,447.44	1.43%
7	108	1,055.00	594.72	64,229.76	4.77%	1,651.00	826.26	89,236.08	9.01%	153,465.84	6.57%
8	245	1,055.00	594.72	145,706.40	10.83%			0.00	0.00%	145,706.40	6.24%
9	103	744.00	419.40	43,198.20	3.21%			0.00	0.00%	43,198.20	1.85%
10	447	1,087.00	612.74	273,894.78	20.36%			0.00	0.00%	273,894.78	11.73%
11	303	767.00	432.36	131,005.08	9.74%			0.00	0.00%	131,005.08	5.61%
12	499	767.00	432.36	215,747.64	16.04%	1,316.00	658.62	328,651.38	33.19%	544,399.02	23.29%
13	14	1,534.00	864.72	12,106.08	0.90%			0.00	0.00%	12,106.08	0.52%
14**	24	1,534.00	864.72	20,753.28	1.54%	3,756.00	1,879.76	30,076.16	3.04%	50,829.44	2.18%
15	351	1,087.00	612.74	215,071.74	15.98%	1,701.00	851.30	298,806.30	30.17%	513,878.04	22.00%
<u>Tax Class 16 is based on acreage</u>											
Tax	Tax Rate Per AC			Total	Percentage of	Tax Rate Per AC		Total	Percentage of	Total 2017/2018 Tax Levied	
Class	AC	Max Tax	17/18 Tax	17/18 Tax Levied	17/18 Tax Levied	Max Tax	17/18 Tax	17/18 Tax Levied	17/18 Tax Levied	Total Tax	Percentage
16	20.13	3,400.00	\$1,916.61	38,581.50	2.86%	0.00	0.00	0.00	0.00%	38,581.50	1.65%
Totals				\$1,345,466.52	100.00%			\$967,433.06	97.68%	\$2,312,899.58	99.01%

* Thirteen parcels within Tax Class 3 paid-in-full the Series A, District-wide tax obligation.

** Eight parcels within Tax Class 14 paid-in-full the Series B, Improvement District tax obligation.

Source: Shepherd & Staats, Inc.

This table summarizes the Special Tax delinquencies in the District for the last 10 fiscal years.

Table 5
Districtwide
Historical Special Tax Delinquencies

Fiscal Year	Aggregate Special Tax Levy	Amount Delinquent at the End of Each Fiscal Year	Fiscal Year Delinquency Rate	Amount Remaining Delinquent March 7, 2018	Delinquency Rate at March 7, 2018
2007/08	1,565,234	104,283	6.66%	0	0.00%
2008/09	1,637,001	91,525	5.59%	0	0.00%
2009/10	1,564,726	72,153	4.61%	0	0.00%
2010/11	1,500,944	34,222	2.28%	0	0.00%
2011/12	1,509,311	27,140	1.80%	687	0.05%
2012/13	1,498,859	10,051	0.67%	683	0.05%
2013/14	1,466,186	11,118	0.76%	668	0.05%
2014/15	1,428,149	14,049	0.98%	880	0.06%
2015/16	1,341,241	18,849	1.41%	1,753	0.13%
2016/17	1,340,432	27,414	2.05%	2,364	0.18%

Source: City of Corona

Table 8
Estimated Assessed Value-to-Lien Ratios by Improvement Status As Designated on the 2017/2018 Assessor's Roll

Community Facilities District No. 89-1, (Foothill Ranch)
City of Corona

Land Development Status *	<u>District Wide Levy</u>		<u>Improvement Area Levy</u>		<u>17/18 Tax Levied</u>		<u>2017/2018 Assessed Value</u>	<u>Estimated Direct and Overlying Debt</u>	<u>Value- to-Lien Ratio</u>
	<u>Total 17/18 Tax Levied</u>	<u>Percentage of 17/18 Tax Levied</u>	<u>Total 17/18 Tax Levied</u>	<u>Percentage of 17/18 Tax Levied</u>	<u>Total</u>	<u>Percentage</u>			
Developed	\$1,326,396.20	98.58%	\$961,188.72	97.05%	\$2,287,584.92	97.93%	\$1,010,939,101	\$8,739,225	115.68
Undeveloped	<u>19,070.32</u>	<u>1.42%</u>	<u>6,244.34</u>	<u>0.63%</u>	<u>25,314.66</u>	<u>1.08%</u>	<u>10,908,995</u>	<u>74,490</u>	146.45
	\$1,345,466.52	100.00%	\$967,433.06	97.68%	\$2,312,899.58	99.01%	\$1,021,848,096	\$8,813,715	115.94

* Developed Property consists of all parcels on the 2017/2018 Assessor's Roll with an improvement value equal to or greater than land value. All other parcels are classified as Undeveloped.

Source: Shepherd & Staats, Inc.

Table 9
Estimated Value-to-Lien Ratio Categories for Taxable Parcels in the District
Based on Fiscal Year 2017/2018 Assessed Values and Existing Indebtedness *

Community Facilities District No. 89-1 (Foothill Ranch)
City of Corona

Estimated Value-to-Lien Ratio	Number of Parcels	Percentage of Parcels	2017/2018 Special Tax Levy	Percentage of Total 2017/2018 Tax Levy
Less than 20:1	1	0.04%	\$432.36	0.03%
Between 20:1 and 29.99:1	0	0.00%	0.00	0.00%
Between 30:1 and 39.99:1	1	0.04%	594.72	0.04%
Between 40:1 and 49.99:1	0	0.00%	0.00	0.00%
Between 50:1 and 59.99:1	36	1.46%	21,917.40	1.63%
Between 60:1 and 69.99:1	119	4.83%	67,445.64	5.01%
Between 70:1 and 79.99:1	174	7.06%	95,617.12	7.11%
Between 80:1 and 89.99:1	257	10.42%	147,346.62	10.95%
Between 90:1 and 99.99:1	300	12.17%	158,903.98	11.81%
Greater than 100:1	<u>1,578</u>	<u>63.98%</u>	<u>853,208.68</u>	<u>63.42%</u>
Totals	2,466	100.00%	\$1,345,466.52	100.00%

* In calculating the estimated value-to-lien ratios for this table, the numerator is based on Fiscal Year 2017/2018 assessed value figures taken from the County Assessor's Roll and the denominator equals \$8,813,715 of the overlapping land secured debt.

Source: Shepherd & Staats, Inc.